

Grantee: Oakland County, MI

Grant: B-08-UN-26-0004

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-UN-26-0004

Obligation Date:

03/26/2009

Grantee Name:

Oakland County, MI

Award Date:**Grant Amount:**

\$17,383,776.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Karry Lou Rieth

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

Oakland County has experienced a 969% increase in the number of Sheriff Deeds overall from 1998-2007. The entire county has been impacted by the foreclosure crisis. Data indicates that some communities lead in foreclosures, others lead in likely foreclosures because of the presence of high cost mortgages and others have been hardest hit with property value changes. This action plan amendment identifies both county wide and areas of greatest need strategies. Based upon 1st, 2nd, and 3rd quarter data Oakland County Equalization anticipates a 32% overall increase in 2008 Sheriff Deeds. The Sheriff Deeds- Foreclosures on Mortgages Chart provided in the PY 2008 Annual Action Plan Amendment at www.oakgov.com/chi provides the most current information (10/13/08) on the County's overall foreclosure crisis.

Distribution and Uses of Funds:

The complete PY 2008 Annual Action Plan Amendment Revised is available on the Oakland County website at www.oakgov.com/chi.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$17,383,776.00

Total CDBG Program Funds Budgeted

N/A

\$17,383,776.00

Program Funds Drawdown

\$534,015.47

\$13,355,557.09

Program Funds Obligated	\$0.00	\$17,383,776.00
Program Funds Expended	\$694,860.91	\$12,790,984.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,607,566.40	\$0.00
Limit on Admin/Planning	\$1,738,377.60	\$1,173,146.87
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,345,944.00	\$5,630,441.95

Overall Progress Narrative:

During the QPR report period 1/1/11-3/31/11 the Oakland County Neighborhood Stabilization Program expended \$694,860.91. The Oakland County Homebuyer Program assisted 1 homebuyer with homebuyer and property rehabilitation assistance in 1 community: Hidden Pines Trail (White Lake Twp). The homebuyer's income did not exceed 120% AMI. During the QPR period Areas of Greatest communities funded 49 units including housing (29), blighted property demolition (6), and public facilities (14) in 9 communities. Program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program. Funding for general grant administration and planning activities. Activity may include appraisal, inspection, and other project costs for properties that are not moved forward to completion.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, FIN MECH-LMMI	\$46,959.03	\$3,492,827.00	\$2,680,879.01
2, FIN MECH LI	\$29,257.84	\$2,235,642.00	\$1,991,423.85
3, ADMIN	\$132,022.50	\$1,738,377.00	\$1,173,146.87
4, ARR-LI	\$76,785.73	\$2,244,474.13	\$1,580,658.92
5, ARR-LMMI	\$33,829.27	\$2,516,438.32	\$1,821,878.29

6, DEMO	\$242.00	\$1,271,432.46	\$1,070,730.86
7, REDEV	\$214,919.10	\$3,879,931.72	\$3,036,839.29
8, REDEV	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CANCELLED, CANCELLED	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1 OC Administration 172131-730789-27008

Activity Title: 1 OC Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

3

Project Title:

ADMIN

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Oakland County Community & Home Improvement

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,738,377.00
Total CDBG Program Funds Budgeted	N/A	\$1,738,377.00
Program Funds Drawdown	\$132,022.50	\$1,173,146.87
Program Funds Obligated	\$0.00	\$1,738,377.00
Program Funds Expended	\$132,022.50	\$899,497.17
Oakland County Community & Home Improvement	\$132,022.50	\$899,497.17
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program. Funding for general grant administration and planning activities. Activity may include appraisal, inspection, and other project soft costs for properties that are not moved forward to completion.

Location Description:

Oakland County Community & Home Improvement 250 Elizabeth Lake Rd Ste 1900 Pontiac, MI 48341-0414

Activity Progress Narrative:

During the QPR report period the County expended \$132,022.50 in NSP 1 program funds on Administration Activity ADMIN 172131-730789-27008. The County paid program administration costs associated with implementation of the Oakland County Neighborhood Stabilization Program. Funding for general grant administration and planning activities, technical assistance, compliance, monitoring and financial oversight. Costs may include appraisal, inspection and other project soft costs for properties that are not moved forward to completion.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
250 Elizabeth Lake Rd	Pontiac	NA	48341-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 2 OC HB 132231-730860-27010&132235-730898-27010 LI

Activity Title: 2OCCHI Homebuyer Program LI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

2

Project Title:

FIN MECH LI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Oakland County Community & Home Improvement

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,235,642.00
Total CDBG Program Funds Budgeted	N/A	\$2,235,642.00
Program Funds Drawdown	\$29,257.84	\$1,991,423.85
Program Funds Obligated	\$0.00	\$2,235,642.00
Program Funds Expended	\$29,257.84	\$1,670,435.88
Oakland County Community & Home Improvement	\$29,257.84	\$1,670,435.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Oakland County Homebuyer Program offers down payment assistance, rehabilitation assistance or a combination of the two for the purchase of vacant residential properties that have been abandoned or foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. In addition, they must be located in one of the areas of greatest need. The County will provide 0% deferred loans as soft second financial assistance to households at or below 120% of Area Median Income (AMI) with an emphasis on serving households at or below 50% of AMI. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. Homebuyers are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. This program will enable the homebuyer to purchase a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note. Households whose incomes are equal to or less than 120% AMI must qualify for a 30 year fixed rate mortgage based on 51% of the home's final cost including purchase price and rehabilitation. Oakland County will finance 49% of the cost for down payment assistance and/or rehabilitation.

Location Description:

Oakland County Areas of Greatest Need

Activity Progress Narrative:

During the QPR period Oakland County's Homebuyer Program expended \$29,257.84 in Homeownership Assistance to low income homebuyers through Activity 2 OC HB 132231-730860-27010&132235-730898-27010 LI. The County paid direct project related costs for the Oakland County Homebuyer Program including housing counseling services.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/50
# of Singlefamily Units	31	31/50

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	84/50	3/0	87/50	100.00
# Owner Households	0	0	0	84/50	3/0	87/50	100.00

Activity Locations

Address	City	State	Zip
250 Elizabeth Lake Rd	Pontiac	NA	48341-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3 OC HB 132231-730860-27010&132235-730898-27010 LM

Activity Title: 3 OC HB Homebuyer Program LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

1

Project Title:

FIN MECH-LMMI

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Oakland County Community & Home Improvement

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,492,827.00
Total CDBG Program Funds Budgeted	N/A	\$3,492,827.00
Program Funds Drawdown	\$46,959.03	\$2,680,879.01
Program Funds Obligated	\$0.00	\$3,492,827.00
Program Funds Expended	\$46,959.03	\$2,486,534.04
Oakland County Community & Home Improvement	\$46,959.03	\$2,486,534.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Oakland County Homebuyer Program offers down payment assistance, rehabilitation assistance or a combination of the two for the purchase of vacant residential properties that have been abandoned or foreclosed. These properties must be occupied by a qualified homebuyer as a primary residence. In addition, they must be located in one of the areas of greatest need. The County will provide 0% deferred loans as soft second financial assistance to households at or below 120% of Area Median Income (AMI) with an emphasis on serving households at or below 50% of AMI. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. Homebuyers are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. This program will enable the homebuyer to purchase a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note. Households whose incomes are equal to or less than 120% AMI must qualify for a 30 year fixed rate mortgage based on 51% of the home's final cost including purchase price and rehabilitation. Oakland County will finance 49% of the cost for down payment assistance and/or rehabilitation.

Location Description:

Oakland County Areas of Greatest Need

Activity Progress Narrative:

During the QPR period Oakland County's Homebuyer Program expended \$46,959.03 in Homeownership Assistance to low income homebuyers through Activity 3 OC HB 132231-730860-27010&132235-730898-27010 LM. The County paid direct project related costs for the Oakland County Homebuyer Program including housing counseling services, homebuyer assistance, and property rehabilitation for one unit: Hidden Pines Trail (White Lake).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	54/150
# of Singlefamily Units	54	54/150

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	9/0	74/150	83/150	100.00
# Owner Households	0	1	1	9/0	74/150	83/150	100.00

Activity Locations

Address	City	State	Zip
6150 Hidden Pines Trail	White Lake	NA	48383

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Ferndale ARR LI 50% 172134-730006-40300

Activity Title: City Ferndale ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Ferndale

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$434,769.00
Total CDBG Program Funds Budgeted	N/A	\$434,769.00
Program Funds Drawdown	\$0.00	\$366,259.41
Program Funds Obligated	\$68,253.00	\$434,769.00
Program Funds Expended	\$68,252.03	\$434,511.44
City of Ferndale	\$68,252.03	\$434,511.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ferndale 173000 1 Ferndale 173000 2 Ferndale 173000 3 Ferndale 173000 4 Ferndale 173000 5 Ferndale 173000 6 Ferndale 173100 1 Ferndale 173100 2 Ferndale 173100 3 Ferndale 173200 1 Ferndale 173300 1 Ferndale 173300 2 Ferndale 173400 1 Ferndale 173400 2 Ferndale 173400 3 Ferndale 173400 4 Ferndale 173400 5 Ferndale 173500 1 Ferndale 173500 2 Ferndale 173600 1

Activity Progress Narrative:

During the QPR period the City of Ferndale moved expenditures in the amount of \$68,252.03 in NSP 1 program funds from Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40300 to ARR 120% for 645 Meadowdale.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		1		11/10
#Energy Star Replacement Windows		1		1/4
#Additional Attic/Roof Insulation		1		1/10
#High efficiency heating plants		1		1/8
#Efficient AC added/replaced		1		1/0
#Replaced thermostats		1		1/10
#Replaced hot water heaters		1		1/10
#Light Fixtures (indoors) replaced		1		1/80
#Light fixtures (outdoors) replaced		1		1/28
#Refrigerators replaced		1		1/10
#Clothes washers replaced		1		1/10
#Dishwashers replaced		1		1/4
#Units with solar panels		0		0/0
#Low flow toilets		1		1/12
#Low flow showerheads		1		1/12
#Units with bus/rail access		1		1/10
#Units exceeding Energy Star		0		0/0
#Sites re-used		1		1/10
#Units deconstructed		0		0/0
#Units & other green		0		0/0
Activity funds eligible for DREF (Ike		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		-7		1/10
# of Singlefamily Units		1		1/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-12	0	-12	1/10	0/0	1/10	100.00
# Owner Households	1	0	1	1/10	0/0	1/10	100.00

Activity Locations

Address	City	State	Zip
645 Meadowdale	Ferndale	NA	48220

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Ferndale ARR LM 120% 172134-730007-40300

Activity Title: City Ferndale ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Ferndale

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$863,294.00
Total CDBG Program Funds Budgeted	N/A	\$863,294.00
Program Funds Drawdown	\$28,446.73	\$647,330.17
Program Funds Obligated	(\$68,253.00)	\$863,294.00
Program Funds Expended	(\$39,805.30)	\$579,078.14
City of Ferndale	(\$39,805.30)	\$579,078.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ferndale 173100 1 Ferndale 173100 2 Ferndale 173100 3 Ferndale 173200 1 Ferndale 173300 1 Ferndale 173300 2 Ferndale 173400 1 Ferndale 173400 2 Ferndale 173400 3 Ferndale 173400 4 Ferndale 173400 5 Ferndale 173500 1 Ferndale 173500 2 Ferndale 173600 1

Activity Progress Narrative:

During the QPR period the City of Ferndale expended \$-39,805.30 in NSP 1 program funds from Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40300. The following expenses occurred: ii. 2076 Garfield: Direct project costs for staff time for Robert Bruner & Marsha Scheer. (dec 10) jj. 3216 Minerva: Direct project costs for staff time for Robert Bruner & Marsha Scheer. (dec 10) kk. 324 W. Marshall: Direct project costs for staff time for Robert Bruner & Marsha Scheer. (dec 10) ll. 645 Meadowdale: moved expenditure to ARR 50%.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		23/18
#Energy Star Replacement Windows		0		0/12
#Additional Attic/Roof Insulation		0		0/18
#High efficiency heating plants		0		0/18
#Efficient AC added/replaced		0		0/2
#Replaced thermostats		0		0/18
#Replaced hot water heaters		0		0/14
#Light Fixtures (indoors) replaced		0		0/130
#Light fixtures (outdoors) replaced		0		0/40
#Refrigerators replaced		0		0/18
#Clothes washers replaced		0		0/18
#Dishwashers replaced		0		0/10
#Units with solar panels		0		0/0
#Low flow toilets		0		0/24
#Low flow showerheads		0		0/20
#Units with bus/rail access		0		0/18
#Units exceeding Energy Star		0		0/0
#Sites re-used		0		0/18
#Units deconstructed		0		0/0
#Units & other green		0		0/0
Activity funds eligible for DREF (Ike		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		-18		0/18
# of Singlefamily Units		0		0/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	-2	0/0	18/18	18/18	100.00
# Owner Households	0	18	18	0/0	18/18	18/18	100.00

Activity Locations

Address	City	State	Zip
3216 Minerva	Ferndale	NA	48220
2076 Garfield:	Ferndale	NA	48220
645 Meadowdale	Ferndale	NA	48220
324 W. Marshall	Ferndale	NA	48220

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Hazel Park ARR LM 120% 172134-730007-40310

Activity Title: City Hazel Park ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$132,910.48
Total CDBG Program Funds Budgeted	N/A	\$132,910.48
Program Funds Drawdown	\$5,382.54	\$129,033.15
Program Funds Obligated	\$0.00	\$132,910.48
Program Funds Expended	\$5,382.54	\$181,107.02
City of Hazel Park	\$5,382.54	\$181,107.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$5,382.54 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40310. The following expenses occurred: ss. 1406 Harry: direct project costs, staff salaries, utilities, taxes, property mgmt.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	66/1
#Energy Star Replacement Windows	0	0/16
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/11
#Light fixtures (outdoors) replaced	0	0/3
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/1
#Units with bus/rail access	0	0/1
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-7	26/1
# of Singlefamily Units	26	26/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	-8	-40	0/0	26/1	26/1	100.00
# Owner Households	0	26	26	0/0	26/1	26/1	100.00

Activity Locations

Address	City	State	Zip
1406 Harry	Hazel Park	NA	48030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Hazel Park REDEV 120% 172134-731573-40310

Activity Title: City Hazel Park REDEV LM 120%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$662,696.00
Total CDBG Program Funds Budgeted	N/A	\$662,696.00
Program Funds Drawdown	\$9,480.71	\$655,972.04
Program Funds Obligated	\$0.00	\$662,696.00
Program Funds Expended	\$9,480.71	\$677,430.93
City of Hazel Park	\$9,480.71	\$677,430.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$9,480.71 in NSP 1 program funds on Construction of new housing Activity REDEV 120% 172134-731573-40310. The following expenses occurred: bb. 23707 Cayuga: Direct project costs for salaries, inspections, utilities, property mgt. cc. 434 E. Elza: Direct project costs of staff time, utilities, landscaping, property maintenance, disposition fee.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	2	2/6
#Low flow showerheads	2	2/6
#Units with bus/rail access	2	2/4
#Units exceeding Energy Star	0	0/0
#Sites re-used	2	2/4
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-13	5/4
# of Singlefamily Units	5	5/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-12	-13	0/0	1/4	1/4	100.00
# Owner Households	0	1	1	0/0	1/4	1/4	100.00

Activity Locations

Address	City	State	Zip
434 E. Elza	Hazel Park	NA	48030
23707 Cayuga	Hazel Park	NA	48030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Hazel Park REDEV 50% 172134-731572-40310

Activity Title: City Hazel Park REDEV HSG LI 50%

Activity Category:

Construction of new housing

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$403,818.20
Total CDBG Program Funds Budgeted	N/A	\$403,818.20
Program Funds Drawdown	\$17,500.00	\$377,279.51
Program Funds Obligated	\$40,020.36	\$403,818.20
Program Funds Expended	\$17,500.00	\$377,279.51
City of Hazel Park	\$17,500.00	\$377,279.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park 175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$17,500 in NSP 1 program funds on Construction of new housing Activity REDEV 50% 172134-731572-40310. The following expenses occurred: o. 143 Andresen: Final construction draw less retainage, house is completed

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		0/3	
#Low flow showerheads	0		0/3	
#Units with bus/rail access	0		0/3	
#Units exceeding Energy Star	0		0/0	
#Sites re-used	0		0/3	
#Units & other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		7/3	
# of Singlefamily Units	7		7/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	3	0	3	3/3	0/0	3/3	100.00

Activity Locations

Address	City	State	Zip
143 Andresen	Hazel Park	NA	48030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Hazel Park REDEV P & R 172134-731332-40310

Activity Title: City Hazel Park REDEV P&R AREA WIDE

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

7

Project Title:

REDEV

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Hazel Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$58,078.00
Total CDBG Program Funds Budgeted	N/A	\$58,078.00
Program Funds Drawdown	\$0.00	\$16,237.42
Program Funds Obligated	\$0.00	\$58,078.00
Program Funds Expended	\$26,028.71	\$42,266.13
City of Hazel Park	\$26,028.71	\$42,266.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Develop green space in NSP eligible area wide benefit areas by demolishing blighted structures at 21809 John R and 605 East Roberts. 21809 John R: Demolished a blighted residential dwelling and shed along with paved driveway. Redeveloped lot as landscaped public green space for local artist sculpture installation. 605 E Roberts: Demolished blighted structure including paved surfaces and developed landscaped green space to stabilize residential neighborhood by providing visual and noise buffer zone from I-75.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Hazel Park 175000 1 Hazel Park 175000 2 Hazel Park 175000 3 Hazel Park 175000 4 Hazel Park 175100 1 Hazel Park 175100 2 Hazel Park 175100 3 Hazel Park

175100 4 Hazel Park 175100 5 Hazel Park 175100 6 Hazel Park 175100 7 Hazel Park 175200 1 Hazel Park 175200 2 Hazel Park 175200 3 Hazel Park 175200 4 Hazel Park 175200 5 Hazel Park 175200 6 Hazel Park 175300 1 Hazel Park 175300 2 Hazel Park 175300 3 Hazel Park 175300 4 Hazel Park 175300 5 Hazel Park 175300 6 Hazel Park 175300 7

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$26,028.71 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV P & R 172134-731332-40310. The following expenses occurred: d. 21809 John R: Acquired property & demolished blighted structure to create a green space with in community; direct project costs, property maintenance. e. 605 E Robert: Acquired property & demolished blighted structure to create a green space with in community; direct project costs, property maintenance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	6/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
21809 John R	Hazel Park	NA	48030
605 E Robert	Hazel Park	NA	48030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Hazel Park REDEV STR 172170-731864-40310

Activity Title: City Hazel Park REDEV STREETS

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

7

Projected Start Date:

09/28/2008

Benefit Type:

Area Benefit (Survey)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

REDEV

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Hazel Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$232,092.64
Total CDBG Program Funds Budgeted	N/A	\$232,092.64
Program Funds Drawdown	\$5,945.43	\$232,092.64
Program Funds Obligated	(\$40,020.36)	\$232,092.64
Program Funds Expended	\$5,945.43	\$232,092.64
City of Hazel Park	\$5,945.43	\$232,092.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Resurface .3 mile stretch of existing residential street (West Elza) with asphalt paving. Remove and replace broken curbs with concrete.

Pave existing dirt road 300 feet with asphalt paving. The street will be graded and a six inch aggregate base will be laid with new curbs and gutters.

Location Description:

W. Elza from Dequindre to West End CT 1753 BG 5 64% L/M

Annabelle from south Chrysler Service Drive to Recreation Center CT 1750 BG 2 40% L/M

Activity Progress Narrative:

During the QPR period the City of Hazel Park expended \$5,945.43 in NSP 1 program funds on Acquisition, construction, reconstruction of public facilities Activity REDEV STR 172170-731864-40310. The following expenses occurred: West Elza & West Annabelle street reconstruction: Direct project costs for staff time, newspaper ads, engineering fees.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear miles of Public	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	State	Zip
West Annabelle	Hazel Park	NA	48030
West Elza	Hazel Park	NA	48030

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Keego Harbor DEMO 172134-730005-40330

Activity Title: City Keego Harbor DEMO

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

6

Project Title:

DEMO

Projected Start Date:

09/28/2008

Projected End Date:

07/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Keego Harbor

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$25,618.14
Total CDBG Program Funds Budgeted	N/A	\$25,618.14
Program Funds Drawdown	\$170.00	\$25,618.14
Program Funds Obligated	\$0.00	\$50,000.00
Program Funds Expended	\$170.00	\$25,618.14
City of Keego Harbor	\$170.00	\$25,618.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing adjacent property compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Keego Harbor 154200 1 Keego Harbor 154200 2 Keego Harbor 154200 3

Activity Progress Narrative:

During the QPR period the City of Keego Harbor expended \$170 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40330 The following expenses occurred: F. 2445 Hester Asbestos Inspection, sampling, testing and report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	4/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2445 Hester	Keego Harbor	NA	48320

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Keego Harbor REDEV 120% 172134-731573-40330

Activity Title: City Keego Harbor REDEV LM 120%

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Keego Harbor

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$381,829.86
Total CDBG Program Funds Budgeted	N/A	\$381,829.86
Program Funds Drawdown	\$113,398.58	\$306,043.02
Program Funds Obligated	\$0.00	\$357,448.00
Program Funds Expended	\$83,257.19	\$275,901.63
City of Keego Harbor	\$83,257.19	\$275,901.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Keego Harbor 154200 1 Keego Harbor 154200 2 Keego Harbor 154200 3

Activity Progress Narrative:

During the QPR period the City of Keego Harbor expended \$83,257.19 in NSP 1 program funds on Construction of New

Housing Activity REDEV 120% 172134-731573-40330. The following expenses occurred: x. 2445 Glenbroke: direct project costs: over seeing work completed- Curtis Stowe- Building Official y. 2943 Cordell: direct project costs: wages for overseeing work completed- Curtis Stowe Building Official z. 2936 Glenbroke: direct project costs wages for overseeing work completed - Curtis Stowe Building Official aa. 2936 Glenbroke: direct project costs: legal services, professional and technical - Thomas Ryan City Attorney bb. 2936 Glenbroke water bill fro 6/16/10 - 9/15/10 cc. 2936 Glenbroke direct project costs attorney services - Thomas Ryan City Attorney dd. 2445 Hester Ct: 2nd payment to Saylor Building Co for construction and 2 change orders concrete and extra work in crawl space ee. 2445 Hester construction materials ff. 2936 Glenbroke: construction materials gg. 2936 Glenbroke: appliances: stove, fridge, dryer, dishwasher, washer hh. 2936 Glenbroke: grass cutting ii. 2936 Glenbroke: water, sewer, change order on permit allowances jj. 1762 Beechmont- legal professional services, 2448 Cass Lake Rd- legal professional services, 2340 Fordham- ad in paper, 2364 Fordham- legal professional services, 2927 Glenbroke- legal professional services, 2142 Willow beach- legal professional services, 2943 Cordell- legal professional services kk. 2936 Glenbroke: Consumers Energy- gas ll. 2936 Glenbroke: home renewal systems marketing fee mm. 2445 Hester Ct: contractor payement #4 install cabinets and soil erosion permit Oakland County Water Resources.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	1	1/2
#Low flow showerheads	1	1/2
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	2	2/2
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/2
# of Singlefamily Units	7	7/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-7	-7	0/0	1/2	1/2	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	State	Zip
2943 Cordell	Keego Harbor	NA	48320
1762 Beechmont	Keego Harbor	NA	48320
2142 Willow Beach	Keego Harbor	NA	48320
2448 Cass Lake Rd	Keego Harbor	NA	48320
2364 Fordham	Keego Harbor	NA	48320
2340 Fordham	Keego Harbor	NA	48320

2936 Glenbroke	Keego Harbor	NA	48320
2927 Glenbroke	Keego Harbor	NA	48320
2445 Glenbroke	Keego Harbor	NA	48320

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Keego Harbor REDEV 50% 172134-731572-40330

Activity Title: City Keego Harbor REDEV HSG LI 50%

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Keego Harbor

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$178,724.00
Total CDBG Program Funds Budgeted	N/A	\$178,724.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$178,724.00
Program Funds Expended	\$30,132.39	\$30,132.39
City of Keego Harbor	\$30,132.39	\$30,132.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Keego Harbor 154200 1 Keego Harbor 154200 2 Keego Harbor 154200 3

Activity Progress Narrative:

During the QPR period the City of Keego Harbor expended \$30,132.39 in NSP 1 program funds on Construction of New

Housing Activity REDEV 50% 172134-731572-40330. The following expenses occurred: A. 2936 Glenbroke 3rd payment to contractor - install of cabinets B. 2936 Glenbroke 4th contractor payment, change order concrete railings, crawlspace work, electrical boxes, buried debris removal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	1	1/1
#Low flow showerheads	1	1/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	1	1/1
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
2936 Glenbroke	Keego Harbor	NA	48320

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Madison Hts DEMO 172134-730005-40360

Activity Title: City Madison Hts DEMO

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
6

Project Title:
DEMO

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Madison Heights

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total CDBG Program Funds Budgeted	N/A	\$230,000.00
Program Funds Drawdown	\$72.00	\$222,856.28
Program Funds Obligated	\$0.00	\$230,000.00
Program Funds Expended	\$72.00	\$222,856.28
City of Madison Heights	\$72.00	\$222,856.28
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing the adjacent property's compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Madison Heights 181000 1 Madison Heights 181000 2 Madison Heights 181100 1 Madison Heights 181100 2 Madison Heights 181100 3 Madison Heights 181100 4 Madison Heights 181200 1 Madison Heights 181200 2 Madison Heights 181200 3 Madison Heights 181200 4 Madison Heights 181300 1 Madison Heights 181300 2 Madison Heights 181300 3 Madison Heights 181400 1 Madison Heights 181400 2 Madison Heights 181400 3 Madison Heights 181400 4 Madison Heights 181500 1 Madison Heights 181500 2 Madison Heights 181600 1 Madison Heights 181600 2 Madison Heights 181600 3

Activity Progress Narrative:

During the QPR period the City of Madison Heights expended \$72 in NSP 1 program funds on Clearance and Demolition

Activity DEMO 172134-730005-40360. The following expense occurred: ee. Direct project costs for snow removal at 351 Harwood, 577 Harwood, 536 Rowland.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	47/5

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
577 Harwood	Madison Heights	NA	48071
536 Rowland	Madison Heights	NA	48071
351 Harwood	Madison Heights	NA	48071

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	City Madison Hts REDEV 50% HSG
Activity Title:	City Madison Heights REDEV 50% HSG

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
City of Madison Heights

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$285,000.00
Total CDBG Program Funds Budgeted	N/A	\$285,000.00
Program Funds Drawdown	\$0.00	\$138,000.00
Program Funds Obligated	\$0.00	\$285,000.00
Program Funds Expended	\$76,999.00	\$214,999.00
City of Madison Heights	\$76,999.00	\$214,999.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

NSP Eligible Areas

Activity Progress Narrative:

During the QPR period the City of Madison Heights expended \$76,999 in NSP 1 program funds on Construction of new housing Activity REDEV 50% HSG. The following expenses occurred: d. 1624 E Greig and 26354 Wolverine bldg materials and labor

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	2	2/4
#Low flow showerheads	2	2/3
#Units with bus/rail access	2	2/3
#Units exceeding Energy Star	0	0/3
#Sites re-used	2	2/3
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/3
# of Singlefamily Units	2	2/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	2/3	0/0	2/3	100.00
# Owner Households	2	0	2	2/3	0/0	2/3	100.00

Activity Locations

Address	City	State	Zip
1624 E. Greig	Madison Heights	NA	48071
26354 Wolverine	Madison Heights	NA	48071

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Oak Park ARR LI 50% 172134-730006-40390

Activity Title: City Oak Park ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Oak Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$475,000.00
Total CDBG Program Funds Budgeted	N/A	\$475,000.00
Program Funds Drawdown	\$0.00	\$158,999.15
Program Funds Obligated	\$0.00	\$475,000.00
Program Funds Expended	\$606.07	\$606.07
City of Oak Park	\$606.07	\$606.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park 171600 1 Oak Park 172400 1

Activity Progress Narrative:

During the QPR period the City of Oak Park expended \$606.07 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40390. The following expenses occurred: d. * 15111 Nine Mile: moved expenditures from ARR 120%

During the QPR period (3/16/11) the following expenses were moved: 23551 Jerome moved expenditure from Redev 120%, 23551 Jerome moved expenditures from ARR 120%, 20880 Kipling moved expenditures from ARR 120%, 23001 Sussex moved expenditures from ARR 120%. During the QPR period (3/23/11) the following expenses were moved: 23551 Jerome from ARR 120%.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/3

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/3	0/0	3/3	100.00
# Owner Households	3	0	3	3/3	0/0	3/3	100.00

Activity Locations

Address	City	State	Zip
20880 Kipling	Oak Park	NA	48327
23001 Sussex	Oak Park	NA	48327
23551 Jerome	Oak Park	NA	48327

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Oak Park ARR LM 120% 172134-730007-40390

Activity Title: City Oak Park ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Oak Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$973,384.00
Total CDBG Program Funds Budgeted	N/A	\$973,384.00
Program Funds Drawdown	\$0.00	\$606,889.92
Program Funds Obligated	\$0.00	\$973,384.00
Program Funds Expended	(\$29,105.21)	\$765,283.00
City of Oak Park	(\$29,105.21)	\$765,283.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park 171600 1 Oak Park 172400 1

Activity Progress Narrative:

During the QPR period the City of Oak Park moved the following expenditures totaling -29,105.21 in NSP 1 program funds from Rehabilitation/reconstruction of residential structures Activity ARR LI 120% 172134-730007-40390. The following occurred:

2/25/11	\$13,754.54	Moved expenditure from Re dev 120%,
2/28/11	(\$5,496.27)	Moved expenditures to Demo for 15111 Nine Mile
2/28/11	(\$3,283.10)	Moved expenditures to Re Dev 120% for 12730 Albany
2/28/11	(\$8,603.29)	Moved expenditures to ARR 50% for 23551 Jerome
2/28/11	(\$15.92)	3/16/11 Moved expenditures to ARR 50% for 20880 Kipling
3/2/11	(\$25,461.17)	Moved expenditures to ARR 50% for 23001 Sussex

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/18
#Energy Star Replacement Windows	0	0/18
#Additional Attic/Roof Insulation	0	0/18
#High efficiency heating plants	0	0/18
#Efficient AC added/replaced	0	0/18
#Replaced thermostats	0	0/18
#Replaced hot water heaters	0	0/18
#Light Fixtures (indoors) replaced	0	0/18
#Light fixtures (outdoors) replaced	0	0/18
#Refrigerators replaced	0	0/18
#Clothes washers replaced	0	0/18
#Dishwashers replaced	0	0/18
#Units with solar panels	0	0/0
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/18
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/18
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/18
# of Singlefamily Units	17	17/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-15	-15	0/0	1/18	1/18	100.00
# Owner Households	0	1	1	0/0	1/18	1/18	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: City Oak Park DEMO 172134-730005-40390

Activity Title: City Oak Park DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Oak Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$29,732.04
Program Funds Obligated	\$0.00	\$150,000.00
Program Funds Expended	\$17,398.58	\$29,732.04
City of Oak Park	\$17,398.58	\$29,732.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing adjacent property compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Oak Park 171000 1 Oak Park 171000 2 Oak Park 171000 3 Oak Park 171000 4 Oak Park 171000 5 Oak Park 171100 1 Oak Park 171100 2 Oak Park 171100 3 Oak Park 171200 1 Oak Park 171200 2 Oak Park 171200 3 Oak Park 171300 1 Oak Park 171300 2 Oak Park 171400 1 Oak Park 171400 2 Oak Park 171400 3 Oak Park 171400 4 Oak Park 171400 5 Oak Park 171500 1 Oak Park 171500 2 Oak Park 171600 1 Oak Park 172400 1

Activity Progress Narrative:

During the QPR period the City of Oak Park expended \$17,398.58 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40390. The following expenses occurred:d. * 15111 Nine Mile: moved expenditures from ARR

120%.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
15111 Nine Mile	Oak Park	NA	48237

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: City Oak Park REDEV LM 120% 172134-731573-40390

Activity Title: City Oak Park REDEV HSG LM 120%

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Oak Park

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$25,817.23
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	(\$14,360.61)	\$356.06
City of Oak Park	(\$14,360.61)	\$356.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

- CT 1710 BG 1, 2, 3, 4, 5
- CT 1711 BG 1, 2, 3
- CT 1712 BG 1, 2, 3
- CT 1713 BG 1, 2
- CT 1714 BG 1, 2, 3, 4, 5
- CT 1715 BG 1, 2
- CT 1716 BG 1
- CT 1724 BG 1

Activity Progress Narrative:

During the QPR period the City of Oak Park moved the following expenditures of NSP 1 program funds from Construction of new housing Activity REDEV LM 120% 172134-731573-40390. 23551 Jerome: Moved expenditure to ARR50%, 10130 Albany,10215 Albany,12741 Sterling,12911 Oak Park Blvd,20880 Kipling, 21960 Avon,23001 Sussex,23571 Morton,24100 Scotia,24170 Sherman,24221 Beverly,8761 Troy,8851 Kenberton: Moved expenditure to ARR120%.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/3
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/3
#Sites re-used	0	0/3
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/3
# of Singlefamily Units	1	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	0/0	1/3	1/3	100.00
# Owner Households	0	1	1	0/0	1/3	1/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Twp Royal Oak ARR LI 50% 172134-730006-40160

Activity Title: Twp Royal Oak ARR LI 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

4

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

ARR-LI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Twp of Royal Oak

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$272,718.00
Total CDBG Program Funds Budgeted	N/A	\$272,718.00
Program Funds Drawdown	\$76,785.73	\$121,215.37
Program Funds Obligated	\$0.00	\$272,718.00
Program Funds Expended	\$76,785.73	\$121,215.37
Twp of Royal Oak	\$76,785.73	\$121,215.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Royal Oak Twp 172500 1 Royal Oak Twp 172500 2

Activity Progress Narrative:

During the QPR period Royal Oak Township expended \$76,785.73 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LI 50% 172134-730006-40160. The following expenses occurred: d. Acquisition of 10440 N Oak Dr by Home Renewal Systems e. 10566 N Oak Dr: final draw for rehab and homebuyer assistance by Home Renewal Systems.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		2		3/3
#Energy Star Replacement Windows		0		0/3
#Additional Attic/Roof Insulation		0		0/3
#High efficiency heating plants		0		0/3
#Efficient AC added/replaced		0		0/3
#Replaced thermostats		0		0/3
#Replaced hot water heaters		0		0/3
#Light Fixtures (indoors) replaced		0		0/3
#Light fixtures (outdoors) replaced		0		0/3
#Refrigerators replaced		0		0/3
#Clothes washers replaced		0		0/3
#Dishwashers replaced		0		0/3
#Units with solar panels		0		0/0
#Low flow toilets		0		0/3
#Low flow showerheads		0		0/3
#Units with bus/rail access		0		0/0
#Units exceeding Energy Star		0		0/3
#Sites re-used		0		0/0
#Units deconstructed		0		0/0
#Units & other green		0		0/0
Activity funds eligible for DREF (Ike		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		2/3
# of Singlefamily Units		2		2/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/3	0/0	2/3	100.00
# Owner Households	2	0	2	2/3	0/0	2/3	100.00

Activity Locations

Address	City	State	Zip
10566 N Oak Dr	Royal Oak Twp	NA	48220-
10440 N Oak Dr	Royal Oak Twp	NA	48220-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	Twp Royal Oak REDEV SIDEWALKS 172134-731745-40160
Activity Title:	Twp of Royal Oak REDEV SIDEWALKS 172134-731745-401

Activity Category:
Rehabilitation/reconstruction of public facilities

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/10/2010

Projected End Date:
12/31/2010

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Twp of Royal Oak

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$163,685.00
Total CDBG Program Funds Budgeted	N/A	\$163,685.00
Program Funds Drawdown	\$40,467.77	\$157,599.23
Program Funds Obligated	\$0.00	\$163,685.00
Program Funds Expended	\$40,467.77	\$157,599.23
Twp of Royal Oak	\$40,467.77	\$157,599.23
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Removal and replacement of approximately 5.495 feet of 5' wide existing concrete sidewalk pavement, construction of approximately 230 feet of new 7' wide concrete sidewalk pavement; installation of 25 new ADA curb ramps, adjustment and replacement of 2 catch basins frames and covers; and removal and replacement of existing curbs and gutters required to install new curb ramps.

Location Description:

Royal Oak Township

Activity Progress Narrative:

During the QPR period Royal Oak Township expended \$40,467.77 in NSP 1 program funds on Rehabilitation/reconstruction of public facilities Activity REDEV SIDEWALKS 172134-731745-40160. The following expenses occurred: f. direct project costs for staff wages for William Morgan and Marie Reynolds(Dec 2010) g. final payment for sidewalk project.(base bid + alt #1,#2,#3) h. Pay for engineering services. change order #1 for additional design/review/ and assistance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
Pasadena	Royal Oak Twp	NA	48220-
Groveview	Royal Oak Twp	NA	48220-
Glen Lodge	Royal Oak Twp	NA	48220-
Woodside	Royal Oak Twp	NA	48220-
Cloverdale	Royal Oak Twp	NA	48220-
Parkside	Royal Oak Twp	NA	48220-
Majestic	Royal Oak Twp	NA	48220-
Mendota	Royal Oak Twp	NA	48220-
Ithaca	Royal Oak Twp	NA	48220-
Wyoming	Royal Oak Twp	NA	48220-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Vlg Holly ARR LM 120% 172134-730007-40550

Activity Title: Vlg Holly ARR LM 120%

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

5

Projected Start Date:

09/28/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

ARR-LMMI

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Village of Holly

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$348,815.00
Total CDBG Program Funds Budgeted	N/A	\$348,815.00
Program Funds Drawdown	\$0.00	\$240,590.21
Program Funds Obligated	\$0.00	\$348,815.00
Program Funds Expended	\$80,152.00	\$347,200.14
Village of Holly	\$80,152.00	\$347,200.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

After acquiring properties that it was determined will be rehabilitated for sale/rental to owner-occupants/tenants, the subrecipient may either self administer or assign the properties to participating entities (qualified pre-approved developers, both for-profit and non-profit) who will be responsible for the activity. After rehabilitation the units will be sold/leased to households making no more than 120% AMI. It is anticipated that this activity will be used to meet the requirement that 25% of the NSP grant be used to assist households making no more than 50% AMI, though in some cases, the eligible homebuyers/tenants may have higher incomes. The specific properties will be identified at the time the NSP funds are available for drawdown and as the program progresses. Purchase of specific foreclosed properties will be dependent on availability of foreclosed moderately priced properties. Subrecipients will partner with responsible entities to select properties in the top quartile areas of greatest need that help meet the needs of individuals/families meeting the income requirements established for this activity. Disposition of these properties to responsible entities may include outright sale to or an equity sharing agreement. Program income obtained from disposition under any arrangement may be used to expand the scope of this activity and grow the number of units to be available to individuals/families meeting program requirement. These homes will be monitored through the same process that is used to monitor HOME projects. These properties must be occupied by qualified homebuyers/renters as their primary residence. The purchase price of the property must reflect at least 1% less than current market appraised value taking into account current property condition to ensure that the purchasers are paying below market value for the home. This program will enable the homebuyer/renter to purchase/lease a home that meets Housing Quality Standards with improvements that meet MI Residential Code and keep monthly mortgage payments affordable. The period of affordability for each NSP assisted unit will be modeled after the HOME affordability requirements and based on the amount of permanent subsidy. All homebuyers receiving assistance through this activity are required to complete eight hours of pre and post purchase housing counseling with Oakland County HUD approved housing counselors. In order to meet the objective of homeownership, the subrecipients may offer potential homebuyers several options to achieve that goal including: lease with option to buy in a specified time frame; outright purchase with the potential for down payment and closing cost assistance in the form of a 0% interest payment deferred loans, or a shared equity agreement. If a home acquired through this homebuyer activity is not able to be sold to a homebuyer within a reasonable period of time such home may be temporarily rented to a household at less than 120% AMI and sold at a later date or leased with option to buy to an income qualified household. The total down payment and or rehabilitation assistance is subject to recapture when property ownership is transferred to another party based upon federal affordability requirements. The assistance will be secured with a mortgage and mortgage note.

Location Description:

CT 124500 BG 4, 5, 6, 7

Activity Progress Narrative:

During the QPR period the Village of Holly expended \$80,152 in NSP 1 program funds on Rehabilitation/reconstruction of residential structures Activity ARR LM 120% 172134-730007-40550. The following expenses occurred:

h. 307 North. Final payment for construction re-hab work including: bathroom ,new windows, kitchen electrical, insulation, plumbing waste and supply lines, laundry tub, water heater, HVAC, general electric, roof, chimney, entrance doors, garage structure, CO #2 rebuilding basement beam, walls on 2nd floor restructure stairs for headroom clearance, double up 2nd floor joist.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	10/2
#Energy Star Replacement Windows	1	1/2
#Additional Attic/Roof Insulation	1	1/2
#High efficiency heating plants	1	1/2
#Efficient AC added/replaced	1	1/2
#Replaced thermostats	1	1/2
#Replaced hot water heaters	1	1/2
#Light Fixtures (indoors) replaced	1	1/2
#Light fixtures (outdoors) replaced	1	1/2
#Refrigerators replaced	1	1/2
#Clothes washers replaced	1	1/2
#Dishwashers replaced	1	1/2
#Units with solar panels	0	0/0
#Low flow toilets	1	1/2
#Low flow showerheads	1	1/2
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/2
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-8	1/2
# of Singlefamily Units	1	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	-7	-7	0/0	1/2	1/2	100.00
# Owner Households	0	1	1	0/0	1/2	1/2	100.00

Activity Locations

Address	City	State	Zip
307 North	Holly	NA	48462

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Vlg Lake Orion REDEV HSG 50% 172134-731572-40560

Activity Title: Vlg Lake Orion REDEV HSG 50%

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2013

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Vlg of Lake Orion

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$202,717.41
Total CDBG Program Funds Budgeted	N/A	\$202,717.41
Program Funds Drawdown	\$25,695.00	\$148,640.84
Program Funds Obligated	\$0.00	\$202,717.41
Program Funds Expended	\$25,695.00	\$150,424.06
Vlg of Lake Orion	\$25,695.00	\$150,424.06
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Lake Orion Vlg 129000 1 Lake Orion Vlg 129000 2 Lake Orion Vlg 129000 3

Activity Progress Narrative:

During the QPR period the Village of Lake Orion expended \$25,695 in NSP 1 program funds on Construction of new housing

Activity REDEV HSG 50% 172134-731572-40560. The following expenses occurred: f. 390 Newton: plumbing, electrical, HVAC inspections are approved.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	1	1/1
#Low flow showerheads	1	1/1
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/1
#Sites re-used	1	1/1
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	State	Zip
390 Newton	Lake Orion	NA	48362

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Vlg Ortonville DEMO 172134-730005-40590

Activity Title: Vlg of Ortonville DEMO

Activity Category:

Clearance and Demolition

Project Number:

6

Projected Start Date:

09/28/2008

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

DEMO

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Vlg of Ortonville

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$49,258.00
Total CDBG Program Funds Budgeted	N/A	\$49,258.00
Program Funds Drawdown	\$0.00	\$45,309.77
Program Funds Obligated	\$0.00	\$49,258.00
Program Funds Expended	\$3,135.90	\$45,796.16
Vlg of Ortonville	\$3,135.90	\$45,796.16
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP top quartile areas of greatest need communities (subrecipients) may self administer or contract for the administration of this project with a participating entity (qualified pre-approved developers, both for-profit and non-profit). Acquisition and clearance of blighted properties. Refer to definition of blight in Section C As described in Section E, the clearance of blighted properties is expected to be of substantial benefit to the top quartile areas of greatest need LMMI-neighborhoods in which the properties are located. The cleared properties may be offered for resale at current market price and sold to adjacent property owner(s) to increase substandard lot widths, or sold to any buyer for future development. If the adjacent property owner-occupants are income eligible (120% AMI), the cleared property may be conveyed or donated at less than market rate, for the purpose of increasing adjacent property compliance with zoning, building, or fire safety codes and standards. Cleared properties may be retained and redeveloped for CDBG-eligible public uses (such as a tot park, community garden, or expansion of a neighborhood facility). Property may also be conveyed or donated to a Community-Based Development Organization (CBDO) for new LMMI housing construction. Term of assistance and continued affordability requirements (as described in Section C (3)) shall not apply to market rate dispositions of cleared property located in LMMI-eligible areas. All other dispositions shall comply with applicable provisions of Section C (3). The purchase price of the property must reflect at least 1% less than current market appraised value.

Location Description:

Oakland County NSP Top Quartile Areas of Greatest Need Community CT BG Ortonville 122900 1

Activity Progress Narrative:

During the QPR period the Village of Ortonville expended \$3,135.90 in NSP 1 program funds on Clearance and Demolition Activity DEMO 172134-730005-40590. The following expenses occurred: h. 21 Church: Direct project related costs for staff time, advertisement, postage.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
21 Church	Ortonville	NA	48462

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: Vlg Ortonville REDEV LM 120% 172134-731573-40590

Activity Title: Vlg Ortonville REDEV 120% LM

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
7

Project Title:
REDEV

Projected Start Date:
09/28/2008

Projected End Date:
07/31/2009

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Village of Ortonville

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$229,735.00
Total CDBG Program Funds Budgeted	N/A	\$229,735.00
Program Funds Drawdown	\$2,431.61	\$213,379.61
Program Funds Obligated	\$0.00	\$229,735.00
Program Funds Expended	\$2,431.61	\$216,029.12
Village of Ortonville	\$2,431.61	\$216,029.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the demolition of blighted structures and redevelopment of demolished or vacant properties. The specific neighborhoods within the areas of greatest need will be identified at the time the NSP funds are available for drawdown and as the program progresses. Properties under this activity may be redeveloped with housing or, if allowed by HUD, redeveloped with public facilities to serve either a limited clientele or low to moderate income persons on an area wide basis. NSP funds may be used to construct new housing on some parcels of land where a vacant, blighted, foreclosed property was demolished. After demolishing a blighted structure and clearing the property, the subrecipient may assign the property to a pre-approved participating entity (qualified developer) to construct a new home on the site. The benefit to low- moderate- and middle-income households will be a housing benefit, and all of the homes built will be sold to households making no more than 120% AMI. This activity will address all the areas of greatest need and will be used to meet the requirement that 25% of the NSP funds be used to assist households making no more than 50% AMI, though some of the homebuyers assisted through this activity may have higher incomes. Resale or transfer of cleared property to income eligible owner-occupant households of adjacent property at less than market rate shall be secured by a recorded document. The period of affordability for each assisted homeownership unit will be modeled after the HOME affordability requirements and will be based on the amount of permanent subsidy going to the homebuyer. If a homeowner does receive a permanent subsidy, we expect to impose a lien to ensure compliance with the applicable affordability requirements. All homebuyers receiving assistance through this activity will receive the NSP-required eight hours of homebuyer counseling.

Location Description:

CT 122900 BG 1

Activity Progress Narrative:

During the QPR period the Village of Ortonville expended \$2,431.61 in NSP 1 program funds on Construction of New Housing Activity REDEV LM 120% 172134-731573-40590. The following expenses occurred: L. 174 Ball: Direct Project costs for staff

time and mileage (10/7/10 - 12/30/10) Mike Kyle & Ed Coy, after construction appraisal, utility exp.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	1		1/1	
#Low flow showerheads	1		1/1	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		0/1	
#Sites re-used	1		1/1	
#Units & other green	0		0/0	
Activity funds eligible for DREF (Ike	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/1	
# of Singlefamily Units	7		7/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	-4	-5	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	100.00

Activity Locations

Address	City	State	Zip
174 Ball	Ortonville	NA	48462

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	